

Approved August 23, 2006



**SCOTTSDALE PLANNING COMMISSION  
CITY HALL KIVA  
3939 NORTH DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
JULY 12, 2006**

**REGULAR MEETING MINUTES**

**PRESENT:** Steve Steinberg, Chairman  
David Barnett, Commissioner  
Steven Steinke, Commissioner  
Eric Hess, Commissioner  
Kevin O'Neill, Commissioner

**ABSENT:** James Heitel, Vice-Chairman  
Jeffrey Schwartz, Commissioner

**STAFF PRESENT:** Lusia Galav  
Randy Grant  
Frank Gray  
Sherry Scott  
Joe Padilla  
Don Hadder  
Mac Cummins

**CALL TO ORDER**

The regular meeting of the Scottsdale Planning Commission was called to order by Chairman Steinberg at 5:02 p.m.

**ROLL CALL**

A formal roll call was conducted, confirming members present as stated above.

**APPROVED**

**MINUTES REVIEW AND APPROVAL**

1. June 28, 2006 (including Study Session)

**COMMISSIONER BARNETT MOVED TO APPROVE THE MINUTES OF JUNE 28, 2006 INCLUDING THE STUDY SESSION. SECONDED BY COMMISSIONER HESS, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0).**

**MOTION FOR RECONSIDERATION**

**COMMISSIONER BARNETT MOVED FOR RECONSIDERATION OF CASE 25-ZN-2005 TO THE AUGUST 23, 2006 PLANNING COMMISSION MEETING. SECONDED BY COMMISSIONER STEINKE, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0).**

**CONTINUANCES**

2. 4-TA-2006                      Text Amendment on Aircraft

Request by City of Scottsdale, applicant, for a Text Amendment to the City of Scottsdale Zoning Ordinance (Ordinance 455) to amend Article III. Definitions. Section 3.100. General.; and to add a section called Prohibited Uses to the Use Regulations section and add language restricting the use of aeronautical operations in each of the following sections: Article.V.District Regulations.; Section. 5.010. R1-190 single-family residential district.; Section. 5.100. R1-43 single-family residential district.; Section. 5.400. R1-10 single-family residential district.; Section. 5.500. R1-7 single-family residential district. Section. 5.550. R1-5 single-family residential district.; Section. 5.600. R-2 single-family residential district.; Section. 5.700. R-3 medium density residential district.' Section. 5.800. R-4 townhouse residential district.; Section. 5.900. R-4R resort/townhouse residential district. Section. 5.1000. R-5 multiple family residential district.

**COMMISSIONER BARNETT MOVED TO CONTINUE 4-TA-2006, THE TEXT AMENDMENT ON AIRCRAFT TO THE AUGUST 23, 2006 PLANNING COMMISSION HEARING. COMMISSIONER STEINKE SECONDED THE MOTION.**

In response to a request by Commissioner Hess, staff confirmed that this would be the last continuation for this item.

**THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0).**

**INITIATION**

3. 524-PA-2006 Accessory Buildings and Structures

Request to initiate a text amendment to Section(s) 7.200.A. General Provisions/Additional Area Regulations/Accessory Buildings and Section 3.100. Definitions of the City of Scottsdale Zoning Ordinance (455).

4. 524-PA-2006 Amendment to Violation and Penalty Section of the Zoning Ordinance to Coordinate with ESL Amendment

Request to initiate a text amendment to Section(s) 1.400 through Section 1.1412 Violation of Penalty of the City of Scottsdale Zoning Ordinance (455).

**COMMISSIONER BARNETT MOVED TO INITIATE 524-PA-2006 THE ACCESSORY BUILDINGS AND STRUCTURES AND 524-PA-2006, THE AMENDMENT TO THE VIOLATION AND PENALTY SECTION OF THE ZONING ORDINANCE.**

Commissioner O'Neill commented that both items were the same number. Mr. Gray explained that the PA number is only an initial number given in order to place the initiation in the system; ultimately each initiation will be given separate TA numbers.

**SECONDED BY COMMISSIONER O'NEILL, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0).**

**EXPEDITED AGENDA**

5. 10-UP-2006 Gateway Access Area/Desert Discovery Center

Request by owner for a conditional municipal use permit for an access area for the McDowell Sonoran Preserve on 543+/- acres located at 18333 N. Thompson Peak Parkway with Single Family Residential District, Environmentally Sensitive Lands (R1-10/R1-18/R1-35 ESL) zoning.

Commissioner Steinke requested that in future when discussing anything relative to development along the McDowells, in addition to maps and geographic information, topographic relief elevations referencing parking lots et cetera be included in the packets. The ability to view contours in relation to where parking is set from view corridors would be a helpful reference in terms of elevation.

Commissioner Barnett noted that 8-UP-2006 needed to be voted on separately.

6. 7-TA-2006 Zoning Definitions Text Amendment

Request by City of Scottsdale, applicant, for a Text Amendment to the City of Scottsdale Zoning Ordinance (Ordinance 455) to amend Article III. Definitions. Section 3.100. General.

**APPROVED**

7. 2-TA-2006 ESL Text Amendment

Request by City of Scottsdale, applicant for a Text Amendment to the City of Scottsdale Zoning Ordinance (Ordinance 455), to amend Article VI. Supplementary District., Section. 6. 1083. Amended Development Standards and Section. 6.1090. ESL Submittal Requirements. The purpose of this text amendment is to amend the exemption process related to the 15 feet setback for walls on individual residential lots and to create a process to amend Development Standards.

8. 6-TA-2006 Minor Amendments to ESL

Request by City of Scottsdale, applicant, for a text amendment to Article VI, Supplementary District, Section(s) 6.1010, Environmentally Sensitive Lands Ordinance of the City of Scottsdale Zoning Ordinance (455) to amend Section 6.1011, Purpose; Section 6.1060, Open Space Requirements; and Section 6.1100, Maintenance and Violations; and to add Section 6.1035, Site Preparation Limitations. The intent of this amendment is to protect undeveloped desert areas from being grading or scarred before a specific development plan on a property has been approved by the City.

**COMMISSIONER BARNETT MOVED TO APPROVE 10-UP 2006, THE GATEWAY ACCESS AREA; 7-TA-2006, THE ZONING DEFINITIONS TEXT AMENDMENT; 2-TA-2006, THE ESL TEXT AMENDMENT; AND 6-TA-2006, THE MINOR AMENDMENTS TO ESL. SECONDED BY COMMISSIONER STEINKE, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0).**

9. 8-UP-2006 Loco Patron

Request by owner for a conditional use permit for a bar in an existing building on a 10,735+/- square foot parcel located at 4228 N. Scottsdale Road with Central Business District, Downtown Overlay.

Mr. Cummins noted a mistake in stipulation 1-C which should read that the Applicant would maintain 40 percent food sales in season, from January 1 to May 31.

**COMMISSIONER BARNETT MOVED TO APPROVE 8-UP-2006, LOCO PATRON, ASSUMING IT MEETS THE CONDITIONAL USE PERMIT CRITERIA INCLUDING THE ONE AMENDED STIPULATION THAT STAFF INDICATED. SECONDED BY COMMISSIONER HESS, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0).**

**WRITTEN COMMUNICATION**

None.

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission adjourned at 5:12 p.m.

Respectfully submitted,  
A/V Tronics, Inc.

**APPROVED**